

TPSC Meeting Minutes from 1/16/08 Meeting at Millenium Building

Present: Kate Paquin, Ernie Hyde, and Darrin Wizst from TPSC
Norman Khumalo, Jason Grossfield, Diane Holmes

Meeting called to order at 6:08 pm

1. Open Forum items:

Kate P. made a motion to have the town provide TPSC with an updated list of TPSC properties. 2nd by Darrin W. Motion passed 3-0.

General discussion occurred around options for TPSC properties.

2. Kate P. made motion to approve Minutes from previous meeting (11/7/07). 2nd by Ernie H. Passed 3-0.

3. Discussion of 18 Williams Ave. Parcel:

Jason Grossfield (town counsel) updated committee on minor changes made to P&S agreement submitted by Habitat for Humanity.

Kate P. suggested that remainder of lot should be deeded to the Conservation Comm. Jason said he would talk to Habitat for Humanity lawyer re: putting language into the P&S to that effect.

Diane Holmes asked for clarification on item 22(f)- no changes were requested to 22(f) after the discussion.

Kate P. stated that the goal of the TPSC is to act in the best interest of the town, with due consideration to the abutters, in reviewing the Habitat for Humanity proposal and P&S.

4. Delivery of deed for 18 Williams Ave. Habitat for Humanity would like to do it at Westford Academy to involve students that will participate in project. Ernie H suggested the following language for the P&S; "at a place to be determined by the seller in the town of Westford".

5. In summary, Jason G. going to make suggested changes to P&S after communication with Habitat for Humanity counsel.

6. Kate P. made the following motion: " To select the proposal of Habitat for Humanity as the most advantageous proposal, designating Habitat for Humanity as the buyer of the parcel of land located at 18 Williams Avenue in the Town of Westford, for the purpose of developing affordable housing; and to authorize the execution of the purchase and sales agreement upon the publication of notice which complies with Massachusetts General Laws Chapter 30B, Section 16 in the Central Register."

2nd by Ernie H.

Jason suggested conservation land language 'as discussed at tonight's meeting'.

Motion passed 3-0.

7. Kate P. made a motion to publish notice of selection in the Central Register with the following language; “ The Town of Westford, through it’s Tax Possession Sale Committee, has selected the proposal of Habitat for Humanity for the disposition of this parcel at a sale price of (to be stated), less than the value of the land, which is (to be stated). This decision is based upon the town’s legal requirement, and goal, to construct affordable housing.”

2nd by Ernie H.

Motion passed 3-0.

Town staff will post the notice.

8. Diane Holmes of the Affordable Housing Committee asked how long the notice has to be posted. Jason Grossfield added that there is no minimum period necessary after posting before signing of P&S.

9. Motion to adjourn made by Kate P. at 6:50 pm.

2nd by Ernie H.

Motion passed 3-0.